



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 7, 2016

TO: Laura Shell, Chair  
Doug Smith, Vice Chair  
David W. Louie, Commissioner  
Curt Pedersen, Commissioner  
Pat Modugno, Commissioner

FROM: Maria Masis, AICP   
Supervising Regional Planner  
Zoning Permits East Section

**Project No. R2014-02411-(5) – Minor Conditional Use Permit No. 201400014**  
**Oak Tree Permit No. 201400035 - Environmental Assessment No. 201400194**  
**RPC Meeting: September 7, 2016**  
**Agenda Item: 6**  
**Additional Materials**

Attached is additional correspondence received since the last distribution on September 1, 2016.



## Maria Masis

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**From:** Kristina Kulczycki  
**Sent:** Tuesday, September 06, 2016 6:32 AM  
**To:** Maria Masis  
**Subject:** FW: New construction at 3568 Canyon Crest Road

-----Original Message-----

**From:** Mary Novak [mailto:halemerry1@yahoo.com]  
**Sent:** Monday, September 05, 2016 1:15 PM  
**To:** Kristina Kulczycki <kkulczycki@planning.lacounty.gov>  
**Cc:** Gary <gary357@sbcglobal.net>; karen.hovanitz@sbcglobal.net  
**Subject:** New construction at 3568 Canyon Crest Road

Dear Ms. Kulczycki:

We live at 3425 Florecita Drive, Altadena, in the first home south of the proposed new construction at 3568 Canyon Crest Road. We've lived here thirty-two years and have a deep attachment to Millard Canyon. We are writing to you to again express our support for the owners of this property. What they plan to build on their own land is thoughtfully planned and extremely sensitive to the environment. After attending three meetings, questioning them and their architect, and viewing their plans, we are pleased to see such a green, efficient home is being planned for our neighborhood. We welcome them as neighbors.

We feel that the tactics used by those opposing the building of their home to be unfair, disingenuous, and borderline harassment. The owners have tried to be sensitive and proactive about any possible concerns, apparently making some of their stridently opposed neighbors believe they have made no compromises. While we understand that these kinds of hearings are often very emotional, it is disheartening to see a small group try to bully people with disinformation-- false claims of "Hollywood Hills type development, disruption of road use, stream interference"-- all untrue.

A small group of people is claiming that they are saving trees and the canyon. What they wish to save is that lot-- for themselves. They want the land for their own use-- parking, easier canyon access, views. The couple who wish to build a home there have been unfailingly civil, even while being berated and called dishonest in meetings. How painful must it be to pass your own property where you plan to build your home and find signs posted and a drone going up and down the canyon over your land?

Next to the property in question there are now signs posted and a petition called "Save Our Trees." Who wouldn't sign a petition to save trees? We certainly would-- except that it misrepresents what is going on here. These folks want the use of this lot for themselves, for free. They do not want anything built. Several of the most determined members of this group are fairly recently arrived in this neighborhood themselves, yet they are attempting to make this process so miserable for the owners that they will simply give up. That would be very distressing and very unfair.

We hope that the new home will be built and that these neighbors will come to see that they really all want the same thing—a place to live close to nature, in peace.

Sincerely,  
Mary and Gary Novak



## Maria Masis

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**From:** Kristina Kulczycki  
**Sent:** Tuesday, September 06, 2016 6:31 AM  
**To:** Maria Masis  
**Subject:** FW: Support for planned home at Canyon Crest Road

**From:** Karen Hovanitz [mailto:karen.hovanitz@sbcglobal.net]  
**Sent:** Monday, September 05, 2016 11:46 AM  
**To:** Kristina Kulczycki <kkulczycki@planning.lacounty.gov>  
**Cc:** Gary Novak <gary357@sbcglobal.net>; Mary Novak <halemerry1@yahoo.com>; Eric Hovanitz <hovanitz\_eric@sccollege.edu>; Stephen & Vandana <svatcc@gmail.com>  
**Subject:** Support for planned home at Canyon Crest Road

Dear Ms. Kulczycki,

After careful consideration, and after having met with both Stephen and Vandana Kuhn and nearby neighbors opposed to the home they propose to build at 3577 Canyon Crest Road, we again wish to offer our support for the Kuhns. Our original letter is included below.

Stephen and Vandi have put tremendous thought into the design of their home. They have been unfailingly courteous to those who oppose them. In meetings, opponents have challenged the Kuhns to make unreasonable modifications to their already modest design, including the elimination of any conceivable storage space. It seems unlikely that these opponents would consider such strictures on their own space. Indeed, it seems unlikely that any home built on this lot would be acceptable to the neighbors opposed to it.

The lot at 3577 Canyon Crest was offered to the Arroyos and Foothills Conservancy, which declined to purchase it, before the Kuhns obtained it. It seems, therefore, that a home is a reasonable use for this lot. The Kuhn's design has been approved at each step, in several meetings with the Altadena Town Council and the Los Angeles County Planning Commission. Is it now reasonable to rescind this approval, after the legal owners of the lot have gone to extraordinary lengths to answer all questions asked of them?

Stephen and Vandi have not asked for our support, but, in the face of the blatantly unfair and discourteous opposition they are being targeted with, we feel a duty to present another side to the argument. We all love Millard Canyon, and wish to protect

it. That's why we moved here. We very much wish that our neighbors could maintain a civil discourse, even when we disagree.

Sincerely,

Karen and Eric Hovanitz

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**From:** Karen Hovanitz [<mailto:karen.hovanitz@sbcglobal.net>]  
**Sent:** Sunday, March 20, 2016 4:19 PM  
**To:** Kristina Kulczycki  
**Cc:** Stephen & Vandana; Mary Novak; Gary Novak; Eric Hovanitz  
**Subject:** Support for home proposed on Canyon Crest Road, Altadena

Dear Ms. Kulczycki,

We are writing to express our support for Stephen and Vandana and the home they wish to build on Canyon Crest Road in Altadena. We have owned our home at 3405 Florecita Drive, which is two lots south of Stephen and Vandi's lot, and which also overlooks Millard Canyon, since 1986. We love the peace and beauty offered by our home's setting in nature, and we also value the cultural wealth of our community. Altadena has long been a place where people from all walks of life are welcome. Northwest Altadena/Pasadena is an eclectic neighborhood, with a marvelous collection of unique homes. Our own home began life as a county store in the 1920s.

Stephen and Vandi, with the help of their architect, have designed a modest home that will present a low profile on the street side. Tremendous thought has gone into preserving view corridors for adjacent neighbors. They have taken the utmost care to preserve the natural character of the site. The home will be far above Millard Creek; much further than required by FEMA guidelines for a blue-line stream. In addition, they have gone far above and beyond what might be expected in including neighbors at all stages of their planning. Karen enjoyed meeting with them on their lot, and hearing about their plans.

We assume that Stephen and Vandi purchased their lot with the intention of building a home. If this was not a buildable lot, certainly they should have been apprised of that before purchase. If this lot was intended to remain as open space, it was incumbent upon the County of Los Angeles, or an interested individual or group, to purchase it as such. Since this is not the case, we do not feel that it would be just to deny the owners a building permit after the fact.

Sincerely,

Karen and Eric Hovanitz  
3405 Florecita Drive  
Altadena CA 91001  
626-398-0956  
[karen.hovanitz@sbcglobal.net](mailto:karen.hovanitz@sbcglobal.net)

Karen Nielson Hovanitz 3405 Florecita Drive Altadena CA 91001 626-398-0956  
[karen.hovanitz@sbcglobal.net](mailto:karen.hovanitz@sbcglobal.net)





September 5, 2016

Re: 3577 Canyon Crest / R2014-02411-(5)

Dear Councilmembers and Planners,

I am writing to let you know that I continue to have serious reservations about the development of the property known as 3577 Canyon Crest in Altadena. Since my original letter regarding this development and the subsequent hearing in April 2016, the project proponent has responded to neighbors' concerns about the structure with what appear in some cases to be fallacious comparisons as well as classifying some critical elements as having minimal impact.

My primary concerns that I do not feel are addressed adequately or truthfully on the project website or in the proponent's responses to the first submission of letters of concern prior to the April 2016 hearing are:

1. Sufficient staging for construction materials and equipment. [The proponent claims adequate space but I have not seen an analysis for when multiple pieces of heavy equipment show up on the same day as delivery of roll-off dumpsters and building materials.]
2. Disruption of vehicle flow on the only road in/out of The Meadows. [Both simultaneous and serial deliveries of materiel, plus utility installation, will have a years-long impact on neighbors and on the road surface.]
3. Destruction of oak trees. [The original report remains of dubious veracity.]
4. Destruction of viewshed, both from the road and from adjacent properties.
5. Fortress-like solid 30'+ wall above grade that is not architecturally compatible with existing homes.

Although these are all concerns, this letter primarily focuses on the height and massing of the structure.

I live in The Meadows uphill from the project property and I pass it several times a day, either in my car or on my bike. The very narrow and winding Canyon Crest Road is the only road to/from The Meadows. Existing houses on both sides of the road have been there for decades; one for almost a century. There are a variety of architectural styles represented, but the overwhelming built environment characteristic is rustic cabin. No houses on the canyon side of the street present a height over 20 feet, and almost all are screened from the road by trees and other natural landscaping. For this project, the excessive structure height, approximately 32' at the peak, interferes with the oak

tree canopy and presents a stark facade that is not in keeping with the built environment of this heavily wooded area.



Example of architecturally incompatible home.

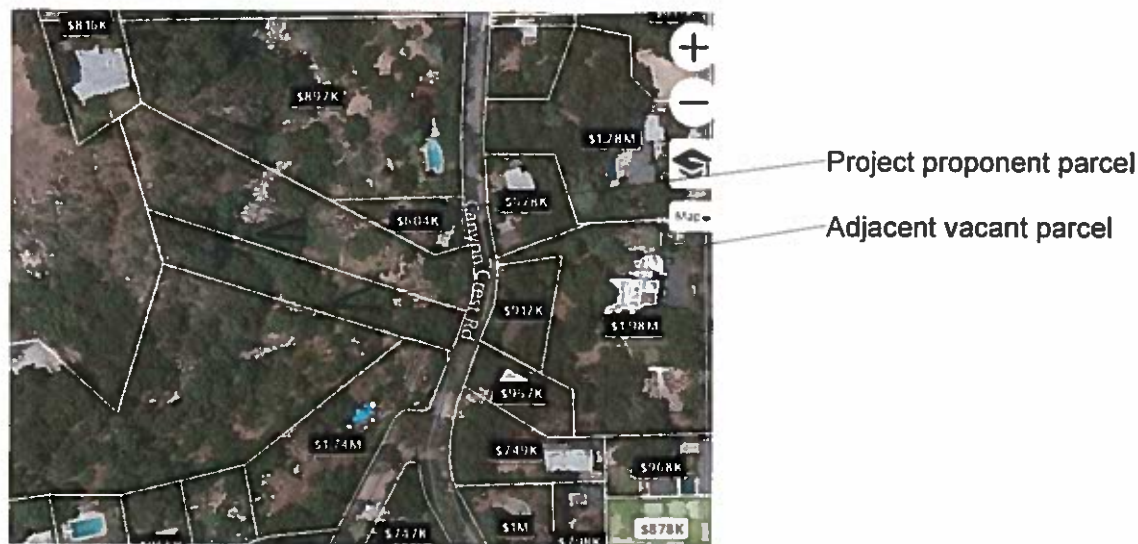
For comparison, I offer an example of a residence built in 2002 in the Sierra Nevada mountain community of my former hometown of Mammoth Lakes, 204 Rainbow Lane. This is an example of incongruous architectural character as well as excessive massing. The surrounding homes, and indeed, almost everywhere throughout Mammoth Lakes, adhere to the architectural character (mountain chalet or cabin) consistent with a wooded mountain community. Not only is the design of the Rainbow Lane structure not consistent with a mountain architectural character, but the structure's massing, while within setback limits, is not consistent with a wooded mountain community. Additionally, missing are any trees or natural landscaping that might help screen the home. This is the vision of 3577 Canyon Crest if the Hillside Management Areas Ordinance provisions are disregarded.

I am uncertain why a building height of 32' is even allowed for this project. From the Hillside Design Guidelines: *4.4. Limit building heights to 2 stories (or 25 ft.) when sited on 25% or greater slopes or when the building pad elevation is located less than 50 ft. below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 ft.* Thirty-two feet not only fails to follow the Guidelines/Ordinance, but it is uncharacteristic for the neighborhood, the canyon-side houses of which top out at a roofline height of less than 20 feet.

In attempting to address the valid concern of myself and other neighbors who object to the excessive height of the project, the project proponent redirected attention to existing homes on the hill side of Canyon Crest, rather than the canyon side. It is an invalid comparison. The canyon side is the "view" side of the street, and also the side with the afternoon sun exposure, and it is on that side that height above street grade for existing structures is 20' or less. The proponent also tried to redirect attention using an average height above street grade of 22'-24'. Using that logic, one could construct an A-frame building with a peak height of 44'-48" that falls away to ground level. That, too, would be an average of 22'-24' (as the proponent attempted to explain away the 32' roof height), but it is a specious argument. Not only does the ordinance state 25' (or two stories) above grade, but it does NOT define an average height as the limiting factor. The project proponent also attempted to cast aspersion on height concerns by stating that homes on the hill side of the street exceed the

Ordinance; however, none of the homes on the street have been constructed since the Ordinance was approved, so again, it is a false comparison. It appears to me that the building height issue alone should require a redesign in order to meet the Ordinance.

Another critical point to consider is that there is an undeveloped lot adjacent to the project proponent's (on the south side). The characteristics of the two lots are very similar, although the other lot is more heavily wooded. Disregarding the elements of the Ordinance for this project will set a precedent that would allow a similar large, incongruous structure on the adjacent parcel that destroys many of the native oaks and disrupts wildlife.



On the project website, the proponent outlined several facets of the project that meet or exceed the design standards of the Ordinance as well as various building codes. However, exceeding standards on one element does not obviate the need to meet standards on \*all\* elements. With the height issue of primary importance (plus its effect on the oak canopy due to interference of both canopy and root systems), I do not understand why story poles with netting have not been provided. The wireframe digital representations are not as accurate as seeing the full-scale impact of a building of this height and mass on the property itself. Then, it should be obvious, one way or the other, just how much this building retains the character for this neighborhood.

If this project is approved without revision, there will be no satisfaction when the trees affected by the project start dying or the buyers of the adjacent vacant parcel build their dream home of an even larger scale because of an earlier precedent to ignore ordinances. No, only regret that the County did not make the right decision the first time to adhere to ordinances such as for building height; to consider the negative impact to the native oak woodland; to consider the negative impact to the

wildlife in the project area; and to evaluate the project's consistency with the neighborhood's architectural character, including scale and mass.

I urge you to require implementation of story poles and then to visit the property to see for yourselves how problematic this property is for the submitted design. Compliance with the letter of the law in only some elements, while ignoring the intent of the law, does not make a sound project or preserve the character of the neighborhood.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "A Fabbro". The signature is stylized with a large, looped "A" and a cursive "Fabbro".

Alexandria Fabbro

September 5, 2016  
Re: 3577 Canyon Crest / R2014-02411-(5)

Maria,

While we believe we have addressed most of the content Alexandria expressed in this letter, we did want to respond to a couple of the concerns and misunderstandings that are newly presented. We would have been happy to clarify as we have done below if Alexandria had expressed these when we spoke to her on April 15 after our first hearing - when we invited neighbors to meet with us on site - or at any point subsequently.

Dear Councilmembers and Planners,

I am writing to let you know that I continue to have serious reservations about the development of the property known as 3577 Canyon Crest in Altadena. Since my original letter regarding this development and the subsequent hearing in April 2016, the project proponent has responded to neighbors' concerns about the structure with what appear in some cases to be fallacious comparisons as well as classifying some critical elements as having minimal impact.

My primary concerns that I do not feel are addressed adequately or truthfully on the project website or in the proponent's responses to the first submission of letters of concern prior to the April 2016 hearing are:

1. Sufficient staging for construction materials and equipment. [The proponent claims adequate space but I have not seen an analysis for when multiple pieces of heavy equipment show up on the same day as delivery of roll-off dumpsters and building materials.]

The construction of a home does not require multiple pieces of heavy equipment, nor would they be staged simultaneously. We and our architect, who has built several down-slope hillside homes with less staging space than we have, have carefully laid out the requirements of the few pieces of equipment that are needed, and the vehicles that deliver materials. As we've stated on our website:

"Our property line extends to the short concrete wall separating our lot from the driveway of 3589 Canyon Crest. This ~1000sqft flat area (outside of the footprint of the home) is suitable for construction parking and other staging activities. Along with minimizing impacts to existing oak trees, we explicitly designed the footprint of the home so that this pad was available as a staging area, to keep construction activities off of the road. The pad is more than 30ft deep and can accommodate a large cement truck, or a standard 20' flatbed to unload building materials. These loads will be distributed to the ground throughout construction with mulch and plywood, an oak tree mitigation measure intended to reduce ground pressure to the more customary tire point loads the pad has experienced for years. After the main level of our home and garage is cast, we will have an additional ~1000sqft of staging area as framing commences, as well as two additional spots and an uninterrupted length for staging of more than 50ft, parallel to the road and set back from it by ~30ft."

In the years that we've been living in the Meadows, several second-story additions have been built, with front yards similar in size to our own. Once our foundation is built, our construction

is in family with the process of adding a story to a home.

As we have stated on our website, which also includes a link to video of its operation, the only piece of heavy equipment required to build our foundation is a limited access drill rig. This is even designed for interior drilling in retrofits i.e. to be re-configured for transport through a door. Our 1,000sqft staging area is more than adequate to stage this piece of equipment for the week or so it will be operating. Our foundation work will not require a crane, as we are using spliced rebar as is common in limited headroom situations. Though some neighbors in their letters appear to have misunderstood descriptions of our "gravel driveway" on our website, the staging area is unimproved and will be available to serve as staging throughout construction.

While more common in remodels or second-story additions in which some demolition is taking place, a roll-off dumpster is not required for most of our construction. Recycling and reuse projections for new home construction predict a smaller amount of construction debris than would even fill a roll-off dumpster once, and this can be handled with a light-duty trailer, in the small increments in which such debris is generated over the course of our project. Through careful planning and reuse of some materials, we hope to reduce our construction waste to below average.

After our foundation is complete, we will have an additional nearly 1000sqft, including 500sqft at street level and a length of more than 50ft spanning our garage and staging area. This is much longer than any of the trucks that will be delivering building materials. The natural phasing of construction (rebar, lumber, roofing/siding, windows/doors, and drywall are incorporated serially) and good planning prevent multiple deliveries from consuming all of this space.

We don't wish to imply that staging is trivial for our project. However, we have given it careful thought and consideration.

2. Disruption of vehicle flow on the only road in/out of The Meadows. [Both simultaneous and serial deliveries of material, plus utility installation, will have a years-long impact on neighbors and on the road surface.]

We have already addressed that material deliveries will not be blocking off lanes of traffic, save for the short time it takes to turn onto our property. Utility construction will require blocking off of a single lane, but we have carefully considered this, and it has been a regular occurrence on lower Canyon crest, both for the servicing of the sewer siphon that occurs every 60 days right where we'll be extending the sewer, and on other parts of lower Canyon Crest, as the paving repair of hundreds of feet of such trenches attest.

3. Destruction of oak trees. [The original report remains of dubious veracity.]

At our previous hearings, the impacts to our oak trees were discussed at some length. While it cannot be said with certainty that any tree sustaining even a minor encroachment will not succumb from it, we believe we have done everything we can to reduce our impacts. Most of our trees will only be encroached by a permeable gravel driveway, or at the edge of their protected zones.



4. Destruction of viewshed, both from the road and from adjacent properties.

We have earlier addressed at length what portion of the existing view from any neighboring residence and from the road is available across the volume of our home. Our home and its roofline will continue to be shrouded to a significant extent by the oak tree canopy of the three trees closest to the street, that will not be pruned and are encroached only by our permeable gravel driveway. Visuals are also available on our website.

5. Fortress-like solid 30'+ wall above grade that is not architecturally compatible with existing

The street-facing wall and large window in it were designed to be obscured in oak tree canopy to remain. We also hope to establish a native oak understory to further soften its visual impacts.

We have previously discussed at Altadena Town Council meetings and on our website that it is overly simplistic to use a single figure of 30ft for a roofline that falls away steeply from this highest point. The south-facing side of our home will be more visible when driving north into the Meadows and contains several windows. When driving south, our warm cedar garage door will be visible. We have chosen a green cladding color that will blend with the canopy.

Although these are all concerns, this letter primarily focuses on the height and massing of the structure. I live in The Meadows uphill from the project property and I pass it several times a day, either in my car or on my bike. The very narrow and winding Canyon Crest Road is the only road to/from The Meadows. Existing houses on both sides of the road have been there for decades; one for almost a century. There are a variety of architectural styles represented, but the overwhelming built environment characteristic is rustic cabin. No houses on the canyon side of the street present a height over 20 feet, and almost all are screened from the road by trees and other natural landscaping.

It is true that there are a variety of styles represented in the neighborhood, from contemporary glass and stone to Spanish stucco to cottage A-frame to modern split-level box to mid-century ranch to custom examples that defy a particular style. We value the architectural freedom embodied in lower Canyon Crest and Altadena.

Our home will also be screened from the road by three oak trees to remain that will not be pruned and by two that will be pruned as little as possible.

For this project, the excessive structure height, approximately 32' at the peak, interferes with the oak tree canopy and presents a stark facade that is not in keeping with the built environment of this heavily wooded area.

For comparison, I offer an example of a residence built in 2002 in the Sierra Nevada mountain community of my former hometown of Mammoth Lakes, 204 Rainbow Lane. This is an example of incongruous architectural character as well as excessive massing. The surrounding homes, and indeed, almost everywhere throughout Mammoth Lakes, adhere to the architectural character (mountain chalet or cabin) consistent with a wooded mountain community. Not only is the design of the Rainbow Lane structure not consistent with a mountain architectural character, but the structure's massing, while within setback limits, is not consistent with a wooded mountain community. Additionally, missing are any trees or

natural landscaping that might help screen the home. This is the vision of 3577 Canyon Crest if the Hillside Management Areas Ordinance provisions are disregarded.

As we've described, our home will be separated from the road by three oak trees that will not be pruned and which are encroached only by our permeable gravel driveway, as well as two oak trees that will be pruned as little as possible. We hope to put in place a natural understory for our oak trees that will further screen our home.

I am uncertain why a building height of 32' is even allowed for this project. From the Hillside Design Guidelines: 4.4. Limit building heights to 2 stories (or 25 ft.) when sited on 25% or greater slopes or when the building pad elevation is located less than 50 ft. below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 ft. Thirty-two feet not only fails to follow the Guidelines/Ordinance, but it is uncharacteristic for the neighborhood, the canyon-side houses of which top out at a roofline height of less than 20 feet.

To clarify, this is referring to the HMA ordinance, Design Guideline Appendix VI.4.4 of 22.56.217. It should be noted that this regulation was adopted in November of 2015, well after the process for our home began.

This particular guideline applies only where the building is located less than 50ft below the nearest hilltop or ridgeline. The Altadena CSD lays out those ridgelines that it protects, and we are not within 500ft of any. The slope continues to rise to the east of our lot far greater than 50ft, first steeply, and then more gently to Lincoln Avenue and beyond.

The guidelines are applied at the discretion of the DRP, and are intended to be sampled as a menu, as stated in the coda of the Appendix: "Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, site constraints, and other design techniques incorporated into the project. The design techniques most appropriate for a project to achieve the purpose of the Ordinance shall be determined by the applicant and the Director." Our project fulfills many of the recommended design measures, but no project can fulfill all of them.

In attempting to address the valid concern of myself and other neighbors who object to the excessive height of the project, the project proponent redirected attention to existing homes on the hill side of Canyon Crest, rather than the canyon side. It is an invalid comparison. The canyon side is the "view" side of the street, and also the side with the afternoon sun exposure, and it is on that side that height above street grade for existing structures is 20' or less.

We do not believe it is invalid to compare those homes immediately adjacent on both the uphill and downhill sides of Canyon Crest. There are other homes uphill of those immediately along the east side of Canyon Crest, that share as passable a view of the canyon through the dense oak tree canopy that permeates all of lower Canyon Crest, as well as the continuously fenced frontage, pools and homes along the west side of Canyon Crest.

The proponent also tried to redirect attention using an average height above street grade of 22'-24'. Using that logic, one could construct an Aframe building with a peak height of 44'-48" that falls away to ground level.

Average height has a place in describing the massing of a home, as our architect explained at



our first hearing. It is not meant to supplant the zoning requirements for maximum height, and we discuss both measurements on our website. The 31'2.5" above grade and above street grade that many neighbors have used in isolation to describe our home does not communicate the extent to which our home drops away from this highest elevation, descending to 2-4' above street grade at the SW corner.

That, too, would be an average of 22'-24' (as the proponent attempted to explain away the 32' roof height), but it is a specious argument. Not only does the ordinance state 25' (or two stories) above grade, but it does NOT define an average height as the limiting factor. The project proponent also attempted to cast aspersions on height concerns by stating that homes on the hill side of the street exceed the Ordinance; however, none of the homes on the street have been constructed since the Ordinance was approved, so again, it is a false comparison.

We have never claimed that any homes violate the county or Altadena CSD height regulations, though we have not investigated. We have only ever said that many of the homes along lower Canyon Crest and in the Meadows would require the same minor CUP we are applying for, if they were built today. To require a minor CUP is not to be in "violation." It is to submit to a sensible process of review in which we are engaged.

It appears to me that the building height issue alone should require a redesign in order to meet the Ordinance.

Another critical point to consider is that there is an undeveloped lot adjacent to the project proponent's (on the south side). The characteristics of the two lots are very similar, although the other lot is more heavily wooded.

Disregarding the elements of the Ordinance for this project will set a precedent that would allow a similar large, incongruous structure on the adjacent parcel that destroys many of the native oaks and disrupts wildlife.

As we are not in violation of any ordinance, no precedent will be set.

On the project website, the proponent outlined several facets of the project that meet or exceed the design standards of the Ordinance as well as various building codes. However, exceeding standards on one element does not obviate the need to meet standards on \*all\* elements. With the height issue of primary importance (plus its effect on the oak canopy due to interference of both canopy and root systems), I do not understand why story poles with netting have not been provided.

Neighbors placed story poles at three of the vertices of our home that ascend highest above street grade. Although not entirely accurate, they were close enough to give a reasonable impression. Some were staked several feet into the ground in the protected zone of our trees. These are visible in the pictures our arborist took on his site visit in April, and some can also be seen in our wireframe renderings where not covered by oak tree canopy.

Respectfully,

Stephen and Vandana

The wireframe digital representations are not as accurate as seeing the full-scale impact of a building of this height and mass on the property itself. Then, it should be obvious, one way or the other, just how much this building retains the character for this neighborhood.

If this project is approved without revision, there will be no satisfaction when the trees affected by the project start dying or the buyers of the adjacent vacant parcel build their dream home of an even larger scale because of an earlier precedent to ignore ordinances. No, only regret that the County did not make the right decision the first time to adhere to ordinances such as for building height; to consider the negative impact to the native oak woodland; to consider the negative impact to the Project proponent parcel; Adjacent vacant parcel wildlife in the project area; and to evaluate the project's consistency with the neighborhood's architectural character, including scale and mass.

I urge you to require implementation of story poles and then to visit the property to see for yourselves how problematic this property is for the submitted design. Compliance with the letter of the law in only some elements, while ignoring the intent of the law, does not make a sound project or preserve the character of the neighborhood.

Respectfully submitted,

Alexandria Fabbro

## **Maria Masis**

---

**From:** Kristina Kulczycki  
**Sent:** Tuesday, September 06, 2016 6:32 AM  
**To:** Maria Masis  
**Subject:** FW: Canyon Crest Road, hearing on Sept. 7

**From:** John Steinmetz [mailto:steinmetz.mail@gmail.com]  
**Sent:** Monday, September 05, 2016 10:29 PM  
**To:** Kristina Kulczycki <kkulczycki@planning.lacounty.gov>  
**Subject:** Canyon Crest Road, hearing on Sept. 7

Dear Ms. Kulczycki,

I am writing to oppose the project, R2014-02411-(5), to add a single-family house on Canyon Crest Rd. in Altadena. I cannot attend the hearing on Sept. 7, but I would like to comment via this email.

I urge the Commission NOT to approve the project.

I am a resident on Canyon Crest, and my walks in the neighborhood often take me past the site.

My primary objection to the project is that the height of the building from street level will tower over existing homes in the neighborhood. Nothing on the canyon side of the street, where this project is proposed, stands anywhere near so high. This startlingly high building will also be in a style that is out of keeping with the nearby houses.

It will look like a very tall futuristic spaceship has landed in our low-slung mid-century neighborhood.

Of course this high building will also be a visual obstruction, blocking views and distracting from the beauty of the canyon. The building would be unnecessarily tall, dominating that part of the neighborhood, looming over the neighboring homes.

In my opinion, the project has been misrepresented in order to seek approval. It is a type of dwelling which is not allowed here. To get approval, the proposal calls the bottom floor a "cellar." That is not a cellar; it is a primary part of the living space of the house.

In an area of protected oak trees, it makes no sense to allow destruction and endangerment of oaks, nor permitting heavy construction equipment onto a hillside that nourishes oak trees, all for the sake of a house that violates the rules for this area and also violates the stylistic norms of the neighborhood, and that would so dramatically place a towering structure among much lower buildings.

In the interest of preserving the protected oak trees and in order to respect the character of the neighborhood, I urge the Commission to deny permission for this construction.

This area has protections in place for the watershed and oak trees, and it is important to maintain those protections.

In this email I am emphasizing only my primary concerns about this project. I also worry about the disruption to traffic on Canyon Crest during construction (Canyon Crest is the sole outlet for the large Meadows tract), and I worry, as with all construction, that actual construction will not adhere to the plans, causing damage to more oaks and possibly making alterations that violate codes.

But my primary concern is to discourage this very tall spacecraft from landing on my street.

Thank you very much for reading this. I am grateful for the work you do on behalf of our community.

Sincerely

John Steinmetz  
3404 Canyon Crest Rd.  
Altadena, CA 91001

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